

Register of Historic Kansas Places

Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

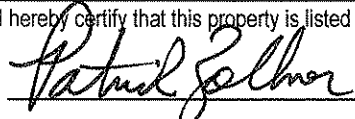
Historic name Parker House Hotel
Other name/site number Corn State Bank; 143-3690-0003

2. Location

Street & number 116 W 2nd Street ☐ not for publication
City or town Minneapolis ☐ vicinity
State Kansas Code KS County Ottawa Code 143 Zip code 67467

3.,4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.



Patrick Zollner, Deputy State Historic Preservation Officer

5-11-09

Date

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
<u>1</u>	<u> </u>
	buildings
	sites
	structures
	objects
<u>1</u>	<u> </u>
	total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

Domestic: Hotel

Commerce/Trade: Financial Institution

Current Functions

(Enter categories from instructions)

Vacant / Not in use

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian: Romanesque Revival / Queen Anne

Materials

(Enter categories from instructions)

Foundation: Stone

Walls: Stucco; Brick

Roof: Metal: Steel ; Asphalt

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for the State Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Social History

Period of Significance

1887-1950

Significant Dates

1887; 1899

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect and builder are unknown

Handy, Nathan F. (original property developer)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Ottawa County Museum

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing

2	Zone	Easting	Northing

3	Zone	Easting	Northing

4	Zone	Easting	Northing

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Leslie Hargis ; KSHS Staff

Organization Friends of the Parker House Date March 2009

Street & number 1872 K-106 Telephone 785-488-2929

City or town Minneapolis State KS Zip code 67467

Property Owner

Name Bob Lott

Street & number 729 E. 8th Telephone 785-392-3451

City or town Minneapolis State KS Zip code 67467

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Parker House Hotel
Minneapolis, Ottawa County, KS

NARRATIVE DESCRIPTION

The Parker House Hotel (1887) is located at the northeast corner of Second and Sheridan Streets toward the east end of the downtown commercial core of Minneapolis, Kansas. The corner building has two primary elevations with a canted corner entrance at the southwest corner. The south elevation faces Second Street and the west elevation faces Sheridan Street. The building's east elevation adjoins a twentieth century (circa 1950s) building currently occupied by the U.S. Post Office. Behind the Parker House Hotel to the north are four one-story apartment buildings.

Exterior

The Parker House Hotel is a two-story, two-part commercial block with various late nineteenth century architectural influences, including Queen Anne and Richardsonian Romanesque. This building features a wood frame with exterior brick masonry bearing walls. The exterior originally featured a brick exterior with limestone detailing but today possesses a stucco cladding. It is not known when the stucco cladding was applied. The building's footprint is rectangular in shape, measuring approximately 50 feet by 100 feet, topped by a decorative metal cornice and flat roof with galvanized iron and tar. Important character defining exterior features include the cornice, brick corbelling below the cornice, limestone detailing, and round arches.

Throughout its history, the first level served commercial purposes and as such features large display windows topped by broad limestone round arches. The second floor has served as offices and domestic space as both a hotel and apartments. Second floor windows were historically double-hung and topped by transoms, however, today all have been either partially or completely covered with metal sheathing. Some historic sashes remain and some windows have been downsized with modern replacements. Unless otherwise noted, all second floor windows feature stone sills and splayed lintels. Limestone blocks flanking the spaces between the lintels create a third band across both elevations. A second limestone band runs across both elevations, marking the bottom of the former transoms. Decorative brick corbelling in rectangular shapes are located directly above each lintel on the south and west elevations.

Entrance/Southwest elevation

This corner commercial building includes a canted entrance at the southwest corner. There is a single wood door comprised primarily of a large glass panel. The door is set with a stone surround. There is one non-historic double-hung window above the entrance on the second story. Historically, this canted entrance included double-doors topped by a round-arch transom window all set within a stone surround with classical columns on either side. Stucco largely obscures these details today. Additionally, there was a pair of double-hung windows with decorative transom windows above the entrance on the second story. These windows were originally topped by decorative brick corbelling, as remains on the rest of the building, but these have been filled in or covered by stucco. A small dome topped this canted corner atop a pedimented parapet wall, but the dome and the pediment portion of the cornice have been gone for many years.

South Elevation

The building's south elevation faces Second Street. Decorative vertical pilasters covered in stucco divide the elevation into two bays. A storefront occupies the east bay or eastern two-thirds of the first floor.

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Parker House Hotel
Minneapolis, Ottawa County, KS

Although this space historically served as storefront space, the appearance and architectural features have been modified. This space now includes a single modern metal and glass door and is flanked by two modern picture windows. The door is very slightly recessed. Historically, this storefront included a recessed central entrance flanked by tall commercial windows, which was typical for late nineteenth century storefronts. The west bay of the first floor includes a large window opening (now covered) topped by a round stone arch. The transom window opening within the arch has been filled in with stucco. A non-historic metal shed roof awning extends across the entire first story of the south elevation.

The second story of the south elevation features three window openings in the east bay and two in the west bay. The two west bay windows have been downsized with modern replacements and the remaining window openings infilled with metal. One of the windows in the east bay has been downsized with a modern replacement and filled in with brick and stucco. Another window has been replaced with a different sized modern window and filled in with metal. The third window in this bay fills the original window opening with the transom covered in metal.

West Elevation

Vertical pilasters and two corbelled chimneys divide the west elevation into six bays of varying widths. Display windows and large limestone Romanesque arches dominate the first story of this elevation. The arches, which formerly contained multi-paned transoms, have been filled in with stucco and the original storefront window openings have been modified to include replacement windows or to serve as secondary entrances. Stone quoins flank the sides of the original window openings. A limestone band runs across the first four bays at the level of the first story lintels.

The south bay includes a single large window opening encased by stone quoining and topped by a large Romanesque arch on the first story. The second story of the south bay includes two tall double-hung windows— one has been entirely covered with metal and the other is partially covered with metal. The next bay includes a first-story entrance and a window topped by a large Romanesque arch. The second story includes two double-hung windows with transoms covered by metal. The center bay includes two first floor windows each topped by a Romanesque arch. There are three double-hung windows with transoms on the second story – mostly covered by metal. The fourth bay includes a single large double-hung window that appears to be original. The matching window has been removed and replaced with a small modern window. These are topped by a large Romanesque arch. The second story includes two double-hung windows with transoms covered by metal. A former entryway is located between the fourth and fifth (northernmost) bays. The door has been removed and replaced with a single window. A tall double-hung window covered by metal is located directly above on the second story. The first story of the northernmost bay most likely functioned as a commercial storefront (as a historic photo suggests). The storefront has been enclosed and now includes two double-hung windows. The second story of the northernmost bay includes three tall double-hung windows covered by metal. The two northernmost bays lack the metal cornice that tops the rest of the façade, possessing instead a brick cornice with simple decorative corbelling. As a result, the roofline is slightly lower on these two bays.

North Elevation

This rear elevation faces the alley and includes a small, one-story shed-roof addition constructed of concrete masonry units (CMU) at the northeast corner. Unlike the street-facing elevations, this north side is not stuccoed and instead includes a partially painted brick exterior. A metal fire-escape staircase spans much of the rear elevation stretching from the northwest corner up to the second story terminating at a

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Parker House Hotel

Minneapolis, Ottawa County, KS

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centrally located door. This elevation also includes three second-story windows and an exterior chimney shaft.

East Elevation

A single-story twentieth-century building adjoins the Parker House Hotel on the east elevation at the southeast corner, thereby covering approximately two-thirds of the first story. Unlike the street-facing elevations, this east side is not stuccoed and instead includes a partially painted brick exterior. The second story features six double-hung windows, each with segmental arched brick lintels. The south-end window has been replaced with a multi-paned window and partially filled in with brick.

Interior

The interior of the building has been altered several times during its long history. The first known remodel took place in the early 1890s when the building was being converted from office and retail use to a hotel and restaurant. The interior was further changed in the mid-twentieth century to accommodate its function as an apartment house. The primary change during that remodel included enlarging the rooms – twenty-six rooms were converted into thirteen apartments. At that time, the first floor was subdivided for use as offices and no longer reflected its one-time use as a hotel lobby and dining area. A dropped ceiling covers the original. This is the appearance the interior reflects today.

A wide staircase at the center of the building provides access to the second floor living spaces. Many historic finishes and features, such as the staircase and plaster walls, are present but covered up by modern wood paneling. Similarly, a dropped ceiling obscures the original plaster ceiling and transom windows above the doors. Recent partial demolition of the modern materials reveals many of these historic features.

The second floor is comprised of a central hallway with rooms off either side. A typical room features a single wood door entrance (with transom window), a small bathroom, at least one exterior window, and a closet. Most room sizes reflect the mid-twentieth century alterations when walls were removed to enlarge the living spaces. Evidence of these changes is noted above the dropped ceiling. Light and plumbing fixtures were removed and updated in the 1950s.

Much of the interior woodwork is intact, but covered by modern paneling and dropped ceilings.

Architectural Integrity

Several changes impact the building's exterior architectural integrity. As evidenced by an early photograph, the building originally included a dome atop the corner entrance. This load bearing masonry building originally featured a brick exterior with limestone detailing but today possesses a stucco cladding. It is not known when the stucco cladding was applied. The stucco has broken loose from the brick façade in many locations. The canted corner entrance has been modified and the stone pillars on either side of the door have been covered. The exposed brick walls on the east and north elevations are in need of repointing along the cornice and parapet walls. Repointing is also needed along the base of the building where it meets the sidewalk.

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Parker House Hotel
Minneapolis, Ottawa County, KS

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A structural engineering report completed by Steve Huey of Wallace Engineering Structural Consultants, Inc. (dated April 14, 2009) concluded "the structure is stable and sound with the exception of the wooden framing in the rear of the building." The report also recommends replacing the roof, adding flashing to keep the top of the building watertight, repairing and/or replacing windows, rebuilding and repointing parapet walls, and repairing the stucco where it is cracked and missing.¹

¹ Steve Huey, P.E. "Parker House Hotel Structural Engineering Report," Wallace Engineering Structural Consultants, Inc., 14 April 2009. On file with the Cultural Resources Division, Kansas Historical Society, Topeka, KS.

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Parker House Hotel
Minneapolis, Ottawa County, KS

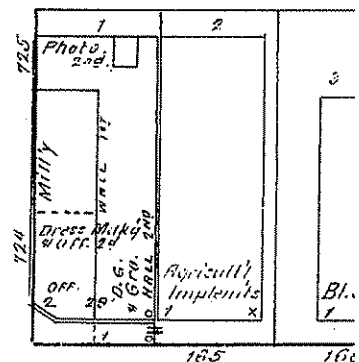
STATEMENT OF SIGNIFICANCE

The Parker House Hotel (1887) is nominated to the Register of Historic Kansas Places under Criterion A for its association with local social history and the development of downtown Minneapolis. Topeka-based businessman and lawyer Nathan F. Handy originally developed the property and this building was erected in 1887 to serve several commercial purposes. The Corn State Bank operated out of the first story and various businesses including a grocery, millinery, and offices occupied other parts of the building. By the late 1890s, the building was being redeveloped into a hotel and remained in this function until the mid-twentieth century when it was converted to apartments. In more recent years, the first floor of the building has been used for storage, an office, and retail. It is now vacant.

Elaboration

Ottawa County was organized in 1866 and Minneapolis became the county seat with the first election in the fall of 1866. Israel Markley, Elijah Smith, Dr. James McHenry, A. C. Stull, and A. J. Smith organized and laid out the town. It is situated in the Solomon River valley along the banks of the Solomon River and its tributaries Salt Creek and Pipe Creek. The Solomon Valley Railroad reached Minneapolis in 1878 and the small town grew to a population of 1,200 by 1883.² Minneapolis became the junction of the Union Pacific and Topeka, Atchison and Santa Fe Railway lines. The river provided water power for manufacturing purposes. By 1910, Minneapolis featured "machine shops, flour mills, grain elevators, a foundry, alfalfa mills, a creamery, an ice plant, an electric light plant, waterworks, an opera house, public library, two weekly and three monthly newspapers and three banks." The population was 1,895.³ In the early twentieth century, the Meridian Highway (later U.S. Highway 81) passed through Minneapolis.⁴ This early auto route stretched from Pembina, North Dakota to Fort Worth, Texas. The hotels and businesses within the community's historic commercial corridor served both train and auto travelers throughout the late nineteenth and early twentieth centuries.

Topeka-based businessman Nathan Handy developed the property in the early 1890s. Specific information about his business connections with the Minneapolis community is not known. His name simply appears in newspaper references about the development of this property. It is known, though, that he developed this and other Minneapolis properties during an economically volatile period in the state's history when the westward expansion of the railroad was driving development and speculation.



Sanborn Fire Insurance Map, 1892

² William Cutler, *History of the State of Kansas* (Chicago: Andreas' Publishing Company, 1883). Accessible online at www.kshs.org.

³ Frank Blackmar, *Kansas: A Cyclopedia of State History* (Chicago: Standard Publishing Company, 1912). Accessible online at <http://skyways.lib.ks.us/genweb/archives/1912/>

⁴ The *Minneapolis (KS) Messenger* includes numerous references to the Meridian Highway. See, for instance, editions dated August 1911. See also: Craig Miner, *Kansas: The History of the Sunflower State, 1854-2000* (Lawrence: University Press of Kansas, 2002), 263.

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Minneapolis, Ottawa County, KS

The Corn State Bank operated out of another location in Minneapolis before moving into the corner building at Second and Sheridan Streets in 1887. The local newspaper at the time noted that this would be the community's fourth bank.⁵ The bank did not remain at this location for very long. References to the bank in local newspapers disappeared in the early 1890s, suggesting it could have closed falling victim to the economic volatility of the 1880s and 1890s.⁶

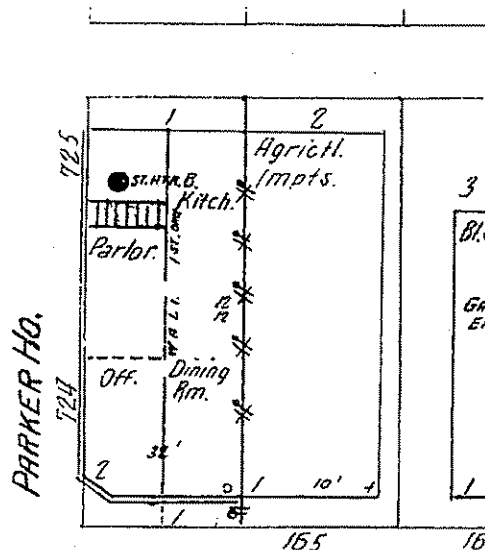
One of the town's leading hotels – the Ballou House – burned in late 1898 or early 1899 causing a shortage of some 40 rooms for travelers and guests. Isabelle Parker had operated the Ballou House, which was owned by L. M. Ballou. Because of the essential role of hotels such as the Ballou House in growing late nineteenth century Kansas communities, it was common to see various interests come together when a hotel burned or was destroyed by natural disaster. Often, there were strong calls for rebuilding.⁷

Because of the demand for hotel space in Minneapolis, Parker was interested in converting the Corn State Bank building into a hotel.⁸ At that time, the building was occupied by the law offices of Dickenson and Cole, H. H. Tucker and Son, the photo gallery of H. G. Cole, and a millinery store operated by a Miss McDonough. A local band operated out of the large second-floor hall.⁹ A. C. Jackman purchased the building and quickly began converting it for use as a hotel that Parker would then operate. The *Messenger* reported:

...it will only contain 26 guest rooms, they will all be very commodious and convenient and the dining room and parlors will be large. Windows will be cut in the east side of the building for additional light and air and the building will be heated by steam. The boiler that did duty in the Ballou House has been moved into the new hotel and is in every way adequate to heating the new building. The tenants of the building are hunting other quarters.¹⁰

Several weeks later, the Parker House was open for business. Again, the *Messenger* reported on the progress:

The new Parker House will be open for business next Monday, and Monday morning breakfast will be



Sanborn Fire Insurance Map, 1905

⁵ *Ottawa County (KS) Commercial*, 16 February 1887.

⁶ For background on this boom-bust period, see Craig Miner, *Kansas: The History* (Lawrence: University Press of Kansas, 2002), 148-149.

⁷ For additional historic context about nineteenth century hotels, see Karl B. Raitz and John Paul Jones, III, "The City Hotel as Landscape Artifact and Community Symbol," *Journal of Cultural Geography*. Vol. 9, 1988.

⁸ *Minneapolis (KS) Messenger*, 16 March 1899.

⁹ *Minneapolis (KS) Messenger*, 16 March 1899.

¹⁰ *Minneapolis (KS) Messenger*, 23 March 1899.

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Parker House Hotel

Minneapolis, Ottawa County, KS

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served in the new dining room. It will be called the Parker House and everything is as neat and tasty as it is possible to make it. There will be twenty-three guest chambers and the dining room is one of the handsomest in the state. It will be a credit to the town and we predict it a popular place for the traveling public to make his home.¹¹

The hotel even survived changes in ownership. In 1909, the *Messenger* reported that Isabelle Parker sold the hotel to Edgar Wood and T. L. Dickey (of Liberal) and that she was relocating to the western United States.¹² By this point, the hotel was a well-established fixture in downtown Minneapolis and many groups were meeting in the building's dining hall. Among the groups that frequented the Parker House Hotel included the Minneapolis Commercial Club, which celebrated its first year of activity with a banquet on February 14, 1910.¹³ A young, unmarried women's group began meeting at the building in 1911 to discuss current events and to socialize.¹⁴

As in other Kansas communities, demand for downtown hotel space shifted after World War II. In addition to the decline in train travelers, the route of U.S. Highway 81 shifted east of downtown Minneapolis in the 1970s when it was expanded to four lanes between Salina and Concordia. As Sanborn maps and newspaper articles document, the Parker House Hotel building continued to function as a hotel until the late 1940s and was converted into apartments in the 1950s. The changes made to the building to covert it into apartments included reducing the number of second floor living spaces from 26 hotel rooms to 13 apartment spaces. The first floor lobby space was subdivided and became office space.

Locals estimate that the last residents moved out of the Parker House Hotel in the mid- to late-1980s. The upper floor has been vacant and unused since that time. Except for first-floor storage, the building is currently unused. The building is threatened with demolition.

¹¹ *Minneapolis (KS) Messenger*, 4 May 1899.

¹² *Minneapolis (KS) Messenger*, 31 August 1909 and 16 September 1909.

¹³ *Minneapolis (KS) Messenger*, 14 February 1910.

¹⁴ *Minneapolis (KS) Messenger*, 25 January 1911.

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Parker House Hotel
Minneapolis, Ottawa County, KS

BIBLIOGRAPHY

Blackmar, Frank. *Kansas: A Cyclopedia of State History*. Chicago: Standard Publishing Company, 1912.
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Cutler, William. *History of the State of Kansas*. Chicago: Andreas' Publishing Company, 1883.
Accessible online at www.kshs.org.

Miner, Craig. *Kansas: The History of the Sunflower State, 1854-2000*. Lawrence: University Press of Kansas, 2002.

Minneapolis (KS) Messenger, 15 March 1899, 23 March 1899, 4 May 1899, 31 August 1909, 16 September 1909, 14 February 1910, 25 January 1911, numerous articles from August 1911.

Ottawa County (KS) Commercial, 16 February 1887.

Ottawa County History Book

Ottawa County, Kansas Property Records: Book 0 pg 217 for 5/20/1885

Raitz, Karl B., and John Paul Jones, III. "The City Hotel as Landscape Artifact and Community Symbol," *Journal of Cultural Geography*. Vol. 9, 1988.

Sanborn Fire Insurance Maps.

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Continuation Sheet**

Section Number 10 & Photos Page 9

**Parker House Hotel
Minneapolis, Ottawa County, KS**

VERBAL BOUNDARY DESCRIPTION

Lot 1, Block 5, Original town of Minneapolis, Ottawa County, Kansas

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel associated with the Parker House Hotel.

PHOTOGRAPHIC INFORMATION

Property Name: Parker House Hotel
Location: 116 W 2nd, Minneapolis, KS
Photographer: Sarah Martin
Date: 16 March 2009

- Photo 1: South and west elevations, facing NE
- Photo 2: South elevation, facing N
- Photo 3: East elevation at NE corner of building, facing SW
- Photo 4: Northwest corner of building showing rear (north) elevation, facing SE
- Photo 5: Close-up of cornice on south elevation, facing N
- Photo 6: Close-up of pilaster on west elevation, facing E
- Photo 7: Close-up of entrance at southwest corner, facing N
- Photo 8: Interior, second floor, staircase and hallway
- Photo 9: Interior, second floor room, overall
- Photo 10: Interior, second floor room, showing partially demolished dropped ceiling with lathe and plaster ceiling above
- Photo 11: Interior, second floor room, showing partially demolished dropped ceiling with covered window and wood trim above
- Photo 12: Interior, second floor, hallway looking north (showing paneled wall and partially demolished dropped ceiling)